



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

March 16, 2015
1503-DDP-02

Petition Number: 1503-DDP-02

Subject Site Address: Southeast corner of State Road 32 and Wheeler Road (the "Property")

Petitioner: Weihe Engineers, Inc.

Request: Petitioner requests **Detailed Development Plan** review of one (1) commercial Lot to accommodate two (2) in-line tenant structures on 4.39 acres +/-

Current Zoning: Hull and House PUD District (Ordinance 12-25)

Current Land Use: Undeveloped / Agricultural

Approximate Acreage: 4.39 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Detailed Development Plan
4. Landscape Plan
5. Building Elevations
6. PUD Ordinance

Property History: Hull and House PUD District - (Ord. 12-25)
Primary Plat - (1206-SPP-06)

Staff Reviewer: Jeffrey M. Lauer, Associate Planner

PROCEDURAL

Approval of a Detailed Development Plan must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, any variances associate with the site, and any commitments associated with the site.

PROJECT OVERVIEW

This 4.39 acre +/- site is located in the southeast quadrant of State Road 32 and Wheeler Road (see **Exhibit 2**). The petitioner requests Detailed Development Plan (see **Exhibit 3**) approval one (1) commercial lot to accommodate two (2) in-line tenant structures.

The petition was reviewed by the Technical Advisory Committee at its February 17, 2015 meeting. This petition has been properly noticed and advertised for public hearing per all APC Rules of Procedure at the Plan Commission's March 2, 2015 meeting. The petition is eligible for approval consideration at the March 16, 2015 meeting of the APC.

The applicable zoning district is the Hull and House PUD District, pursuant to Ordinance 12-25 adopted by the City Council on July 9, 2012 (recorded as Instrument No. 2012041159, in the Office of the Recorder of



Hamilton County on July 17, 2012) (see **Exhibit 5**). The PUD Ordinance establishes the GB: General Business District as the underlying zoning district.

Hull & House PUD District Standards (Ordinance 12-25)

Section 2. Permitted Uses

Comment(s): Compliant.

Section 3. Development Standards

Comment(s): Compliant.

Underlying Zoning District Standards (Article 4.16)

GB: General Business District

Comment(s): Compliant (Minimum front yard setback standard superseded by Hull and House PUD District Ordinance).

State Highway 32 Overlay District (Article 5.3)

1. Purpose and Intent
2. Applicability
3. Permitted Uses

Comment(s): Compliant.

4. Access and Control

Comment(s): Compliant.

5. Setback Requirements

Comment(s): Compliant (awaiting revised plans from petitioner showing the Monon Marketplace site as one (1) lot instead of two (2), as currently platted.

6. Accessory Buildings

Comment(s): Compliant (no accessory buildings proposed).

7. Building Height Requirements

Comment(s): Compliant.

8. Building Size Requirement

Comment(s): Compliant.

9. Architectural Design Requirements:

1. General Design Theme Standards
2. Building Elevations:

Comment(s): Compliant.

- i. Openings:

Comment(s): Compliant.



ii. Gutters and Downspouts:
Comment(s): Compliant

iii. Roofs:
1. Pitched Roofs:
Comment(s): N/A. No flat roofs proposed.

2. Flat Roofs:
Comment(s): Compliant.

iv. Main Entrances:
Comment(s): Compliant.

v. Windows:
Comment(s): Compliant.

vi. Awnings:
Comment(s): Compliant.

vii. Drive-thrus and Fueling Stations:
Comment(s): Compliant.

viii. Building Materials:
Comment(s): Compliant.

ix. Accessory Buildings:
Comment(s): No accessory buildings proposed.

10. Trail Corridor Requirement:
Comment(s): Compliant.

11. Miscellaneous Requirements:

1. Loading Berths:
Comment(s): N/A. No
2. Mechanical Equipment:
Comment(s): Compliant
3. Walls and Fencing:
Comment(s): No fence or wall is proposed.



Development Plan Approval – Application Documentation and Supporting Information (Article 10.7(G))

Purpose: *The purpose of the Overall Development Plan is to preliminarily divide property into Lots, Blocks or Common Area and to ensure compliance with the standards of this Ordinance with regard to Lots (e.g., size, access, general building envelopes), common areas (e.g., perimeter landscaping, shared signage) and shared infrastructure (e.g., drives, streets, cross-access, utilities, drainage). An Overall Development Plan does not include the review of the site layout or building design of individual building Lots; rather, it is intended to generally review Lots, common areas, public spaces and shared infrastructure so that adequate consideration is given to ensure a coordinated development prior to subdividing the property.*

1. Development Plan Scope:

2. General Plan Requirements:

Comment(s): Compliant.

3. Primary or Secondary Plat:

Comment(s): Compliant.

4. Landscape Plan:

Comment(s): (see Development Standards comments below).

5. Open Space and Development Amenity Plan:

Comment(s): Compliant.

6. Lighting Plan:

Comment(s): (see Lighting Standards comments below).

7. Sign Plan: A Sign Plan in accordance with *Article 6.17 Sign Standards*, may be required with the submission of any Development Plan; however, all signs shall be subject to approval and obtaining a Sign Permit (see also *Article 10.10 Sign Permits*) prior to erection.

8. Building Elevations:

Comment(s): Compliant.

9. Integrated Developments:

Comment(s): Petitioner will continue to coordinate with Westfield Department of Public Works ("WPWD").

10. Traffic Impact Study:

Comment(s): Petitioner will continue to coordinate with WPWD.

11. Statement of Development Build-Out:

Comment(s): Petitioner is currently working with the Department to provide a narrative statement of development build-out.



Development Standards (Chapter 6)

1. Architectural Standards (Article 6.3)

Comment(s): Compliant.

2. Building Standards (Article 6.4)

Comment(s): Compliant.

3. Height Standards (Article 6.6)

Comment(s): Compliant.

4. Landscaping Standards (Article 6.8)

a. Groundcover:

b. Energy Conservation:

c. Noise Reduction:

d. Minimum Lot Landscaping Requirements:

i. Business Uses:

1. 10 Shade Trees / acre

2. 10 Ornamental or Evergreen Trees / acre

3. 25 shrubs / acre

ii. Credit: All other landscaping plantings required by this Article to be located on the subject Lot (e.g., Foundation Plantings, Parking Area Landscaping) or within an Open Space/Common Area (e.g., Buffer Yard Landscaping, External Street Frontage Landscaping) may be credited toward the individual Lot's or Open Space/Common Area's Lot Landscaping Requirement at a 1:1 ratio, with the exception of Street Trees, as otherwise set forth herein, which may not be credited

Comment(s): Compliant.

e. Foundation Plantings:

Comment(s): Compliant.

f. External Street Frontage Landscaping Requirements:

Comment(s): Compliant.

g. Buffer Yard Requirements:

Comment(s): Buffer Yards not required.

h. Parking Area Landscaping:

i. Interior Parking Area Islands:

Comment(s): Compliant.

ii. Perimeter Parking Area Landscaping:

Comment(s): Compliant.



5. Lighting Standards (*Article 6.9*)
Comment(s): Compliant.
6. Lot Standards (*Article 6.10*)
Comment(s): Compliant.
7. Performance Standards (*Article 6.15*)
Comment(s): Compliant.
8. Setback Standards (*Article 6.16*)
Comment(s): Compliant.
9. Vision Clearance Standards (*Article 6.19*)
Comment(s): Petitioner will continue to coordinate with Public Works to ensure compliance.
10. Yard Standards (*Article 6.21*)
Comment(s): Compliant.

Design Standards (*Chapter 8*)

1. Block Standards (*Article 8.1*)
Comment(s): Compliant.
2. Easement Standards (*Article 8.3*)
Comment(s): Compliant.
3. Monument and Marker Standards (*Article 8.5*)
Comment(s): Compliant.
4. Pedestrian Network Standards (*Article 8.7*)
Comment(s): Compliant.
5. Storm Water Standards (*Article 8.8*)
Comment(s): Petitioner will continue to coordinate with Public Works to ensure compliance.
6. Street and Right-of-Way Standards (*Article 8.9*)
Comment(s): Petitioner will continue to coordinate with Public Works to ensure compliance.



7. Surety Standards (*Article 8.12*)

Comment(s): Petitioner will continue to coordinate with Public Works to ensure compliance.

8. Utility Standards (*Article 8.13*)

Comment(s): Petitioner will continue to coordinate with Public Works and utility service providers to ensure compliance.

Staff Comments

1. Staff recommends approval subject to the following condition:

- That final approval be delegated to the Department, upon the recordation of a Secondary Plat for the Property.

2. If you have any questions concerning the information or comments contained herein, please do not hesitate to contact Jeffrey M. Lauer in the Economic and Community Development Department at jlauer@westfield.in.gov or (317) 910-2927, prior to the March 2, 2015 meeting.